



## 2 bed apartment to buy in NE8

Bramwell Court, Gateshead, Tyne and Wear, NE8 2SB

# £78,000

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Apartment
- ✓ Two Bedrooms
- ✓ Two Bathrooms
- ✓ Gas Heating
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Ideal modern living in this surprisingly spacious ground floor apartment, ideally located for access to Newcastle and Gateshead centres. Features include an attractive white fitted kitchen, double glazing,, parking, en-suite shower room and gas central heating.

The accommodation comprises of a communal entrance with security entrance system, entrance hall, lounge with opening to the kitchen, two bedrooms, with en-suite to master and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 105

Annual Service Charge Amount: £1,200.00

Price: £78,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Entrance Hall



## Lounge/Dining Room

5.20m x 3.50m (17'0" x 11'5")

Two UPVC double glazed windows, radiator



## Kitchen

2.70m x 2.40m (8'10" x 7'10")

Fitted in white wall and base units with built in electric hob and extractor over, built in electric oven, stainless steel sink and drainer with mixer tap, breakfast bar, UPVC double glazed window, space for automatic washing machine and dishwasher.



## Bedroom One

Two UPVC double glazed windows, radiator, door to en suite.



## En-Suite Shower Room

WC, wash basin, step in shower cubicle



## Bedroom Two

2.80m x 2.40m (9'2" x 7'10")

UPVC double glazed window, radiator



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## Bathroom

Modern suite comprising of vanity wash basin, WC step in double shower cubicle, tiled walls, chrome heated towel rail





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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